

**1/3/11 - Monday, January 3, 2011**

**CITY OF EAU CLAIRE  
PLAN COMMISSION AGENDA**

**Meeting of January 3, 2011**

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, January 3, 2011, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda:

1. Public Hearing " Final Action

**CONDITIONAL USE PERMIT (CZ-1101) " Tavern in C-2 District, 2530 Golf Road**

Request: To allow a tavern (wine bar) in a C-2 District.

Applicant: Kathy Nuenke

Location: 2530 Golf Road

2. Public Hearing " Final Action

**CONDITIONAL USE PERMIT (CZ-1102) " Conversion to a 3-plex in a R-2 District**

Request: To allow the conversion of a single-family dwelling to a 3-plex in a R-2 District.

Applicant: John Mogensen

Location: 403 Third Avenue

3. For Recommendation

**GENERAL SITE DEVELOPMENT PLAN (PZ-1101) " Urban Transit Addition, 1001 Menomonie Street**

Request: To approve a site plan in a P-Public District for an office addition to Urban Transit Services.

Applicant: Architectural Design Group (Stephanie Lee)

Location: 1001 Menomonie Street

4. For Recommendation

**FINAL PLAT (P-1-11) " Hallie Golf Estates, Eau Claire and Lake Hallie**

Request: To approve the final plat for Hallie Golf Estates.

Applicant: Billy Bergh

Location: north end of N. Michaud Street, north of Sundet Road

5. For Recommendation

**EXCESS LAND " Former Railroad Right-of-way near Galloway Street**

Request: To declare as excess land the former railroad right-of-way near Galloway Street.

Applicant: City of Eau Claire

Location: former railroad right-of-way adjacent to Market and Johnson offices on Galloway Street

6. DISCUSSION/DIRECTION

- A. Zoning Code Amendment - Definition of Tavern
- B. Towns Agreement " Comprehensive Plan, Subdivision Code Amendments
- C. Five-year Comprehensive Plan Review " Plan Progress Report
- D. Code Enforcement Items
- E. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not

take any formal action at this meeting.

In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting.

---

Jack Kaiser, Chairperson

c: News Media